



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2013-29 **LEGISTAR #:** 20131258

PROPERTY OWNER: Christina and Emory Cody Lowery, Jr.
1638 Burnt Hickory Road
Marietta, GA 30064

APPLICANT: Same as above

PROPERTY ADDRESS: 1638 Burnt Hickory Road

PARCEL DESCRIPTION: Land Lot 02880, District 20, Parcel 0590

AREA: 0.67 acs. **COUNCIL WARD:** 4

EXISTING ZONING: R-20 [20,000 sq. ft. (County)]

REQUEST: R-2 [Single Family Residential (City)]

FUTURE LAND USE

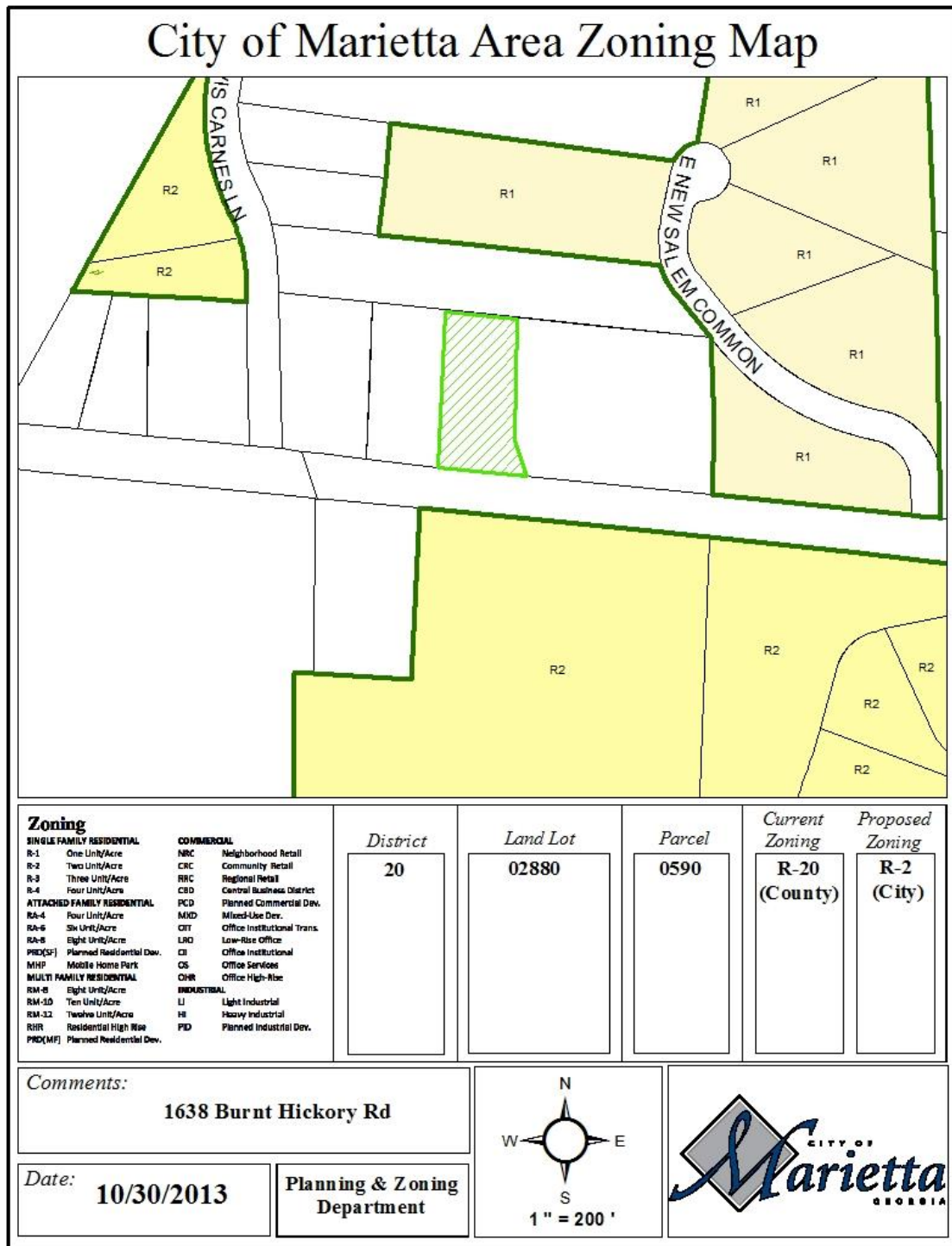
RECOMMENDATION: LDR (Low Density Residential)

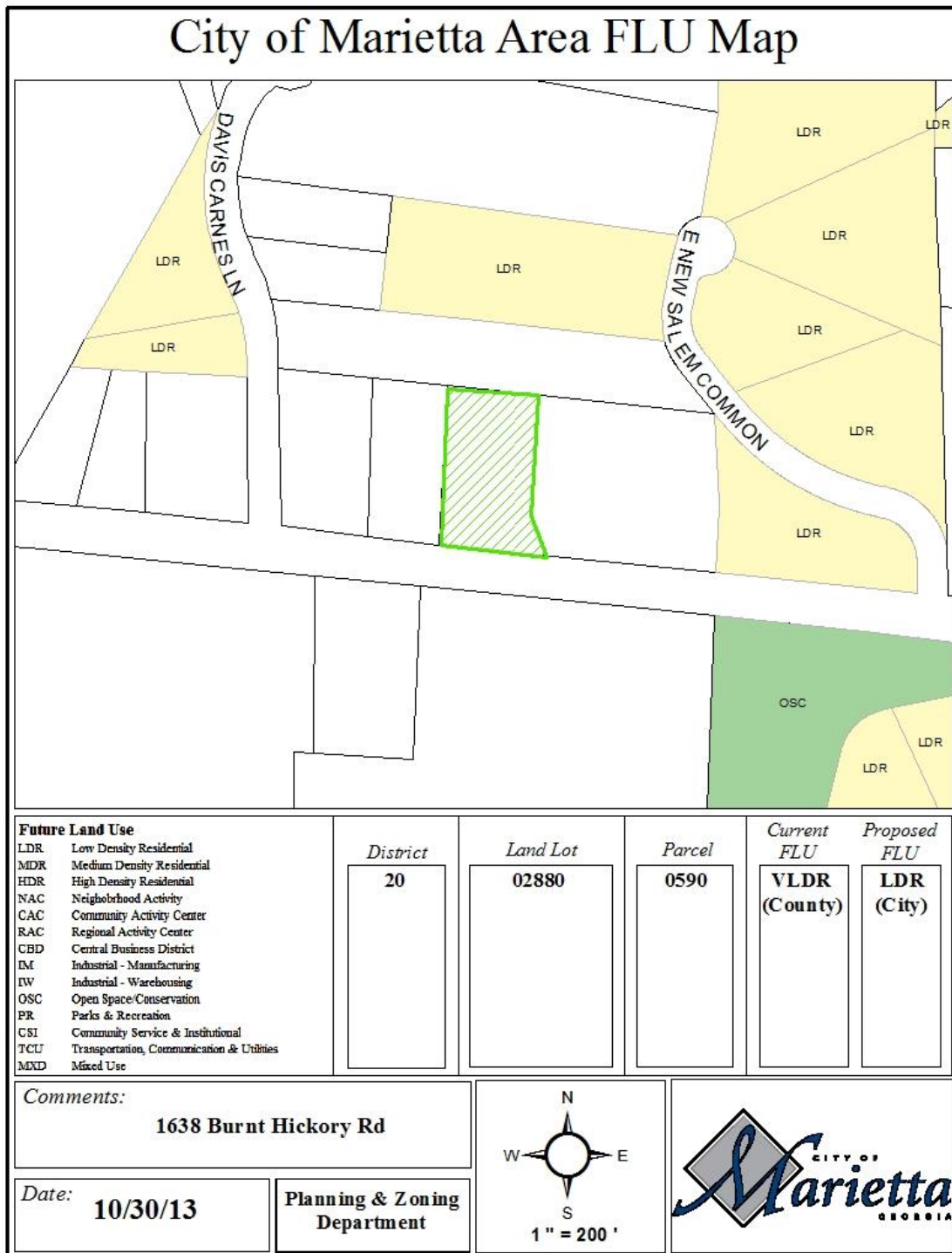
REASON FOR REQUEST: The applicant is requesting the annexation and rezoning of the subject parcel from R-20 in Cobb County to R-2 in the City of Marietta.

PLANNING COMMISSION HEARING: Tuesday, December 3, 2013 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, December 11, 2013 – 7:00 p.m.

MAP





PICTURES OF PROPERTY



1638 Burnt Hickory Road



Aerial of property (prior to construction)

STAFF ANALYSIS

Location Compatibility

The applicants, Christina and Emory Cody Lowery, Jr., are requesting the annexation and rezoning of the property located at 1638 Burnt Hickory Road from R-20 in Cobb County to R-2 in the City of Marietta. A single family detached home was recently constructed on the property, which appears to have been recently subdivided from the parcel immediately to the east, also zoned R-20 in Cobb County. The surrounding parcels to the north and west are zoned R-20 in Cobb County. The parcel across Burnt Hickory to the south was annexed from Cobb County and rezoned to R-2 on October 9, 2013 for the development of a six (6) lot subdivision.

Use Potential and Impacts

The applicants are requesting the annexation and rezoning of their home into the City limits. Because the property is built and used similarly to the nearby properties, the annexation and rezoning of this property should not adversely impact its neighbors or the surrounding community.

The existing future land use designation set by Cobb County is VLDR (Very Low Density Residential), which is described as being suitable for areas that do “*not have basic services such as sewer, or where the existing or desired development pattern is zero to two (2) dwelling units per acre.*” The future land use designation of the surrounding properties in the City is LDR (Low Density Residential), which is the City’s least intense residential future land use category by allowing no more than three (3) units per acre. The requested zoning district of R-2 is compatible with the future land use for both Cobb County and the City.

Environmental Impacts

There is no indication of any floodplain, streams, endangered species, or topographical issues on this property. And because there is no proposed construction, there should be no environmental impacts caused by the annexation and rezoning of this property.

Economic Functionality

The home on this property was recently built, indicating the property is functional as currently zoned. However, the applicant’s request to rezone from R-20 in the County to R-2 in the City does not constitute a change in the property’s intensity, only a change in jurisdiction.



STAFF ANALYSIS CONTINUED

Infrastructure

The annexation and rezoning of this parcel is expected to eventually channel three students through the Marietta School System; none of the three children living at the home have reached school age. Current enrollment for Westside Elementary, Marietta Middle School, and Marietta High School does not meet capacity. As a result, three more children will not substantially or negatively impact the school system.

Otherwise, there will be no additional demands placed on the City's water, electrical, and sewer infrastructure as a result of this annexation and rezoning.

History of Property

Because the subject property has been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.



ANALYSIS & CONCLUSION

Christina and Emory Cody Lowery, Jr. are requesting the annexation and rezoning of their home from R-20 in the County to R-2 in the City. The property is approximately two thirds of an acre in size and is surrounded by other similarly used, zoned, and developed properties. There is no projected environmental impact since the home is already constructed. Aside from the additional few children into the school system, this annexation and rezoning of this property should not negatively impact the City's ability to provide quality services to the community.

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Prepared by: _____

Approved by: _____



COBB COUNTY - WATER

Is a water line adjacent to the property? Yes

If not, how far is the closest water line? ---

Size of the water line? 6-inch

Capacity of the water line? ---

Approximate water usage by proposed use? ---

COBB COUNTY - SEWER

Is a sewer line adjacent to the property? No

If not, how far is the closest sewer line? +/- 1900 ft

Size of the sewer line? 8-inch

Capacity of the sewer line?

Estimated waste generated by proposed development? A.D.F. Peak

Treatment Plant Name? South Cobb WRF

Treatment Plant Capacity? 40 MGD

Future Plant Availability? 1 to 5 years

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	NO
What percentage of the property is in a floodplain?	---
What is the drainage basin for the property?	Noses Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road affected by the proposed change?	Burnt Hickory Road – a County Road
What is the classification of the road?	Collector
What is the traffic count for the road?	No Data Available
Estimated number of cars generated by the proposed development? **	---
Estimated number of trips generated by the proposed development? **	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---

*** The above Trip Generation numbers are estimated from an ITE list. We make these estimates in good faith using known data at the time of the review.*

- No further comments.



EMERGENCY SERVICES

Nearest city or county fire station from the development? Station 53

Distance of the nearest station? 1.42 miles

Most likely station for 1st response? Station 53

Service burdens at the nearest city fire station (under, at, or above capacity)? None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No X

If not, can this site be served? Yes _____ No X

What special conditions would be involved in serving this site?

Additional comments:



MARIETTA CITY SCHOOLS – IMPACT STATEMENT

Elementary School System Servicing Development:	Westside Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	450 - 560
Capacity at Middle School:	1300 - 1400
Capacity at Marietta Sixth Grade Academy:	800 - 900
Capacity at High School:	2500 - 2600
Current enrollment of Elementary School:	491
Current enrollment of Middle School:	1280
Current enrollment of High School:	2250
Number of students generated by present development:	None
Number of students projected from the proposed development:	3 (out years: 0-4 years old)
New schools pending to serve this area:	None

Comments: